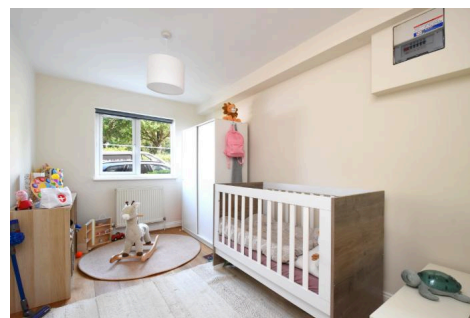
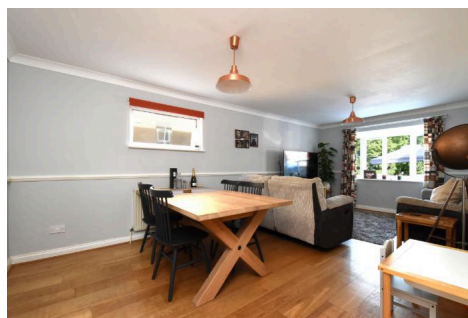


2, Blythe Hill Place, SE23 1PW · 2 bedroom Flat

£390,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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£390,000



Property description

Situated on the ground floor of a well-maintained modern development, this attractive two-bedroom apartment offers well-balanced accommodation extending to approximately 643 sq ft (59.7 sq m), double glazing throughout and a SHARE OF FREEHOLD.

Benefiting from a separate kitchen, off-street parking, communal gardens and a secure entry phone system, the property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The apartment is neutrally decorated throughout and enjoys a practical layout. A spacious entrance hall with engineered wood flooring provides access to all principal rooms, enhancing the sense of space and flow throughout the home.

The bright and generous reception room is positioned to the front of the building and benefits from dual-aspect windows, including an attractive bay window overlooking the communal gardens. The abundance of natural light, together with the engineered wood flooring, creates a welcoming and comfortable living space.

The separate kitchen is fitted with a range of wall and base units and incorporates a gas hob with extractor hood, oven, fridge/freezer and washing machine. A rear-facing window above the sink enjoys pleasant views over the communal gardens and residents' parking area.

The two double bedrooms are thoughtfully positioned at opposite ends of the apartment, providing a degree of privacy. The principal bedroom is located to the rear, while the second double bedroom sits to the front of the property. Both rooms benefit from excellent natural light and engineered wood flooring.

Centrally located within the apartment, the contemporary bathroom is easily accessible from all rooms and has been recently updated. It features partially tiled walls, tiled flooring and a modern white three-piece suite comprising a vanity wash hand basin, WC and panelled bath with overhead shower.



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Ideally situated for commuters, the property is within easy reach of both Honor Oak Park and Crofton Park stations. Honor Oak Park provides regular services to London Bridge in approximately 15 minutes, together with London Overground connections to Shoreditch, Canada Water and Highbury & Islington. Crofton Park station offers Thameslink services to Blackfriars, Farringdon, St Pancras and beyond.

The popular high street at Honor Oak Park is renowned for its selection of independent cafés, restaurants, bars and local shops, while nearby Crofton Park and Forest Hill provide an even wider range of amenities, including leisure facilities, a gym and swimming pool.

The area is also well served by green open spaces, with Blythe Hill Fields, One Tree Hill and the renowned Horniman Gardens all within easy reach, offering beautiful surroundings and far-reaching views across the London skyline.

Property features

- Attractive two double bedroom apartment
- Ground floor of a well maintained modern building
- SHARE OF FREEHOLD
- Newly updated bathroom
- Fully fitted kitchen
- Allocated off street parking
- Double glazing throughout
- Bright and spacious reception room
- Close to Honor Oak Park station and plenty of local amenities
- Close to green open spaces and a good selection of schools



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Brockley Park

Approximate Gross Internal Area
59.7 sq m / 643 sq ft

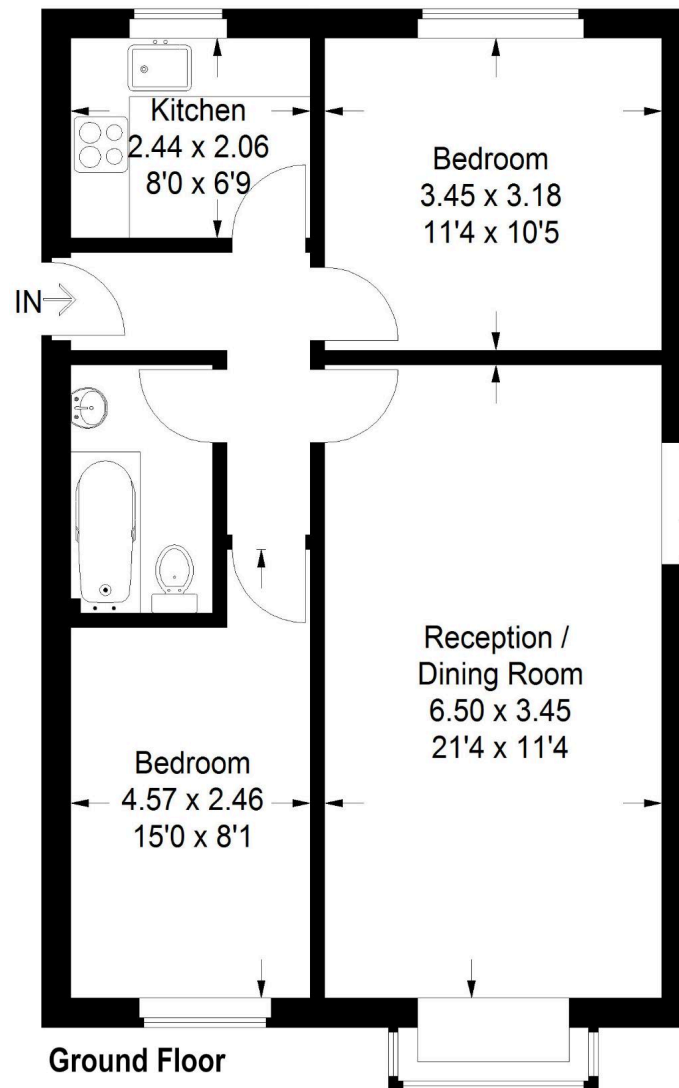


Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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